

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA April 21, 2020 7:00 PM

COVID-19 Note: Executive Order No. 202.1 suspends Article 7 of the Public Officers Law (also known as the Open Meetings Law), to the extent necessary to permit any public body to meet and take such actions authorized by law without allowing the public to be physically present at the meeting. The order also authorizes public bodies to meet remotely by conference call or similar service. For the Public Hearing Agenda Items during these unprecedented conditions, the Zoning Board will provide the public reasonable and meaningful opportunities to submit comments via online videoconferencing technology during the meeting and in writing via email or mailed written comments.

Written Comments can be provided by emailing smyers@cliftonpark.org or by mail to: Town of Clifton Park Zoning Board, One Town Hall Plaza, Clifton Park, NY 12065. All written comments received by 5 p.m. on April 20, 2020, will be provided in advance of the meeting to the Zoning Board Members for their consideration.

Roll Call:

OLD BUSINESS: - None

NEW BUSINESS:

- 1) An application from **Ranagan Sean** requests a variance from Section 208-12A, Accessory Structure Setback. Property is zoned PUD with underlying R-1 zoning. Setback from side property line required = 5', 3.43' available at closest point, 1.57' variance required. Property is located at 18 Hazaltine Lane, Clifton Park, NY 12065. (Permit #81243)
- 2) An Application from **Marc Carota** requests a variance to construct a single-family home in the B-3 zone. Per Section 208-38A, all buildings intended for residential use shall comply with the space and bulk requirements of Residential District R-1, Section 208-11. Variances required:
 - 1) 208-11, 20,000 SF required, 17,860 SF available, 2140 SF variance required. (This also exceeds the allowed density per acre of 2.17 units per acre. At 17860 SF density is 2.44 units per acre)
 - 2) 208-11, 200' width at building line required, 136' proposed, 64' variance required
 - 3) 208-98, 130' front setback from road centerline required, 83'+/- proposed, 47' variance required
 - 4) 208-11, 80' front setback from property line required, 31.5' proposed, 48.5' variance required
 - 5) 208-11, 25' rear setback required, 9' proposed, 16' variance required

Property is located at 311 Vischer Ferry Road, Rexford, NY 12148. (Permit #81246)

Next meeting: **May 5, 2020-Submittal deadline April 14, 2020**
May 19, 2020-Submittal deadline April 28, 2020